

FULL COUNCIL

23 OCTOBER 2025

Present:

Councillors Atkins, Bullivant, Buscombe, Clarence, Cox, Foden, Gearon, Hall, Hayes, Hook, Horner, Jackman, James, Keeling, MacGregor, Major (Vice-Chair), Morgan, Mullone, Nutley, Palethorpe, P Parker, Parrott, Peart, Radford, Rogers, Rollason, Ryan, Sanders, Smith, Smith, Steemson (Chair), Swain, G Taylor, J Taylor, Thorne, Williams and Wrigley

Apologies:

Councillors Bradford, Daws, Dawson, Farrand-Rogers, Goodman-Bradbury, Henderson, Nuttall, C Parker, Purser and Webster

Officers in Attendance:

Trish Corns, Democratic Services Officer
Charlie Fisher, Democratic Services Manager and Deputy Monitoring Officer
Tammy Hayes, Housing Solutions Lead, Housing Options
Christopher Morgan, Assistant Democratic Services Officer
Jon Lloyd Owen, Head of Housing
Phil Shears, Managing Director
Chris Trowell, Housing Enabling and Development Manager

130. MINUTES

It was proposed by the Leader Councillor Keeling and seconded by the Deputy Leader Councillor Palethorpe and

RESOLVED

That the minutes of the meeting of Thursday 29 July 2025 be approved and signed by the Chair as a correct record.

131. ANNOUNCEMENTS

The Chair advised on his attendance at recent civic engagements which included the Devon Civic Service attended by the High Sheriff of Devon at Exeter Cathedral, and Newton Abbot Town Council Civic Service.

The Leader welcomed Councillor Kevin Smith recently elected at the Kenn Valley Ward by-election on 9 October 2025.

Councillor Nutley announced that following public campaigning the Cardiac services at Torbay Hospital would not be reallocated to the Royal Devon and Exeter Hospital.

132. DECLARATIONS OF INTEREST

None.

133. PUBLIC QUESTIONS

In accordance with the Council's procedural rules, the Chair of the Council, and the Leader responded to six members of the public, who asked questions relating to the Notice of Motion (NOM) at Minute 136a below, the refurbishment of Dawlish Leisure Centre and how values and compassion are built into our community.

The questions and responses were published prior to the meeting and made available to the questioners.

Supplementary questions were raised and can be viewed at the link below
<https://democracy.teignbridge.gov.uk/ieListDocuments.aspx?CId=165&MId=3652&Ver=4>

134. PETITIONS

None.

135. COUNCILLOR QUESTIONS

In accordance with the Council's procedural rules, the Leader responded to one councillor question.

The question and response were published prior to the meeting and related to the closure of the A382 in connection with housing development.

A supplementary question was asked and can be viewed at the link below
<https://democracy.teignbridge.gov.uk/ieListDocuments.aspx?CId=165&MId=3652&Ver=4>

136. NOTICES OF MOTION

a) Notice of Motion - Safeguarding Local Communities from Unconsulted Migrant Placements

The Chair referred to the Notice of Motion (NOM) as set out on the agenda, proposed by Councillor Horner, seconded by Councillor Hall and supported by the requisite number of Councillors within the procedural rules to enable it to be considered at the meeting.

The Head of Housing responded to the NOM advising that:

- The term migrant referred to those moving to a local authority area from

other parts of the country, those moving to the UK from abroad, refugees and those seeking asylum in the UK. The NOM specifically related to asylum-seekers.

- Asylum seekers are not entitled to welfare benefits or allowed to undertake paid work. The Home Office is responsible for their accommodation and for their subsistence while their asylum claim is considered.
- Local authorities are not consulted on the individuals placed in such accommodation. Such placements are made directly by the Home Office or its approved contractor. The Council is notified of the name of the individuals placed in the accommodation.
- Where asylum is granted, they will at this point be entitled to welfare benefits, to seek paid employment and be entitled to assistance under homelessness legislation.
- The Council is responsible for safeguarding all residents, regardless of background or immigration status. Where safeguarding concerns are identified, they are addressed through established statutory processes embedded within public services, in line with our legal duties.
- 0.02% of Teignbridge population are Asylum Seekers in dispersal accommodation (no hotels are being used for dispersal).
- The NOM identifies three areas: transparency, safeguarding and refusing placements and challenging external placements:
- The Council is committed to transparency in all matters relating to migrant placements, but this must be within relevant legal bounds, and whilst continuing to support the welfare of all residents. Publicly providing the address of an individual property that is being or to be used for asylum dispersal would be in breach of UK GDPR.
- There are established safeguarding arrangements in place within the Council and across relevant agencies, applied to support the welfare of all residents in Teignbridge including asylum-seekers.
- The Council does not have the ability to refuse the placement of any individual person or household in asylum-seeker accommodation in the District.

Councillor Horner presented his NOM as set out on the agenda, adding that there had been a net migration of 2.6 million in the last 2 years, an unsustainable demand on the NHS, and all immigration should be positive.

During the debate issues raised included: the focus is on safeguarding and integration, the safety of all residents including immigrants, legal responsibilities including compliance with GDPR and that the NOM is contrary to the Council's core responsibilities.

In response, Cllr Horner advised on 2024 statistics relating to offences by immigrants.

In accordance with section 4.13.5 of the Constitution a recorded vote was taken on the NOM and the Members voting for, against or abstaining from voting is as follows:

FOR the NOM: Councillor Horner - 1

AGAINST the NOM: Councillors Atkins, Bullivant, Buscombe, Cox, Foden, Gearon, Hall, Hayes, Hook, Jackman, James, Keeling, Macgregor, Major, Morgan, Mullone, Nutley, Palethorpe, P Parker, Parrott, Peart, Rollason, Rogers, Ryan, Sanders, K Smith, M Smith, Steemson, Swain, G Taylor, J Taylor, Thorne, Williams and Wrigley – 34

ABSTENTIONS: Councillors Clarence, Radford – 2

The NOM was declared as LOST.

b) **Notice of Motion - Celebrating the Contribution of Overseas-Born and Asylum-Seeking Residents**

The Chair referred to the Notice of Motion (NOM) as set out on the agenda, proposed by Councillor Palethorpe, seconded by Councillor Hook and supported by the requisite number of Councillors within the procedural rules to enable it to be considered at the meeting.

The Head of Housing responded to the NOM advising that the data provided in relation to persons born outside of the UK and humanitarian arrivals under Ukraine and Afghan resettlement schemes have been verified as accurate against the data sources provided within the NOM.

Councillor Palethorpe presented his NOM as set out on the agenda.

During the debate issues raised included: 8.4% of the armed forces are non-nationals, the NOM gives no action, and other comments of support for the NOM was expressed.

An amendment to the NOM was proposed by Councillor M Smith and seconded by Councillor Hall that:

The title of the NOM *Celebrating the Contribution of Overseas-Born and Asylum-Seeking Residents* be amended to read *Celebrating the Contribution of legal overseas-born, and refugee residents*; an additional 6 under the heading *The Council notes* to read *the Council notes that the majority of migrants to the UK are by legal means*, and an additional 7 to read *the Council notes that asylum seekers have a reasonable style of living while awaiting asylum*.

The amendment was LOST by 4 votes for and the majority against.

An amendment was proposed by Councillor J Taylor and seconded by Councillor Macgregor that the 8 recommendations of the NOM be deleted and the NOM is rewritten as one overarching statement.

The Chair confirmed that the amendment was not permitted under the Procedure Rules relating to NOMs because it materially altered and changed the meaning of the NOM.

Councillor P Parker left the meeting and was not present for the remainder of the meeting.

A further amendment was proposed by Councillor Macgregor and seconded by Councillor J Taylor that the Council investigates supporting migrants in the District with induction on laws, values and community integration providing a full guide to newcomers to the District.

The amendment was LOST 8 votes for, the majority against and 8 abstentions.

A vote was taken on the original NOM as set out on the agenda, proposed by Councillor Palethorpe and seconded by Councillor Hook.

In accordance with section 4.13.5 of the Constitution a recorded vote was taken on the NOM and the Members voting for, against or abstaining from voting is as follows:

FOR the NOM: Councillors Buscombe, Cox, Foden, Gearon, Hayes, Hook, James, Keeling, Major, Morgan, Nutley, Palethorpe, Parrot, Radford, Rollason, Sanders, K Smith, Steemson, Swain, G Taylor, Williams, Wrigley - 22

AGAINST the NOM: Nil

ABSTENTIONS: Councillors Atkins, Bullivant, Clarence, Hall, Horner, Jackman, Macgregor, Mullone, Peart, Rogers, Ryan, M Smith, J Taylor, Thorne -14

The NOM was declared CARRIED

RESOLVED

That the Council:

1. Commits to work with Government to ensure Teignbridge continues to play its part in welcoming those seeking asylum in our country.
2. Formally recognise and celebrate the contributions of all overseas-born residents to Teignbridge's economy, culture, and public life — especially in the tourism, health, safety, and education sectors.
3. Express its gratitude to overseas-born members of the Armed Forces, including the Gurkhas and Fijian personnel, for their service and sacrifice.
4. Acknowledge the essential role of international health and social care staff in sustaining our NHS and care services across South Devon.
5. Recognise the dedication of international teachers and education professionals who help nurture and inspire our young people.
6. Reaffirm the Council's commitment to equality, human dignity, and inclusion under the International Law, Equality Act 2010 and the Council's own

Equality, Diversity and Inclusion Policy.

7. Stand in solidarity with local charities, voluntary groups, and community organisations that support refugees, asylum seekers, and other vulnerable individuals, and explore opportunities for partnership and recognition.
8. Reject discrimination in all forms, affirming Teignbridge as a district that is open, welcoming, and enriched by the diversity of its residents.

The meeting adjourned for a short comfort break.

Councillor James left the meeting and was not present for the remainder of the meeting.

The meeting reconvened.

137. ONE TEIGNBRIDGE COUNCIL STRATEGY ACTION PLAN 2025-2030

Consideration was given to the agenda report explaining the content of the Action Plan which contained specific projects and business initiatives that would be the priority of the Council for the next five years. These projects and initiatives were designed to achieve the 6 strategic priorities agreed in the One Teignbridge Council Strategy of: Community; Economy; Environment; Homes; Infrastructure; and The Way We Will Work.

It was proposed by the Leader, Councillor Keeling and seconded by the Deputy Leader Councillor Palethorpe that the action plan be adopted as set out in the agenda report.

In response to points raised, the Head of Strategy and Partnerships advised that projects would progress with available funding.

The proposal was put to the vote, and it was

RESOLVED

That the Council adopts the One Teignbridge Council Strategy Action Plan 2025-2030 as the document to be used to guide the strategic priorities and projects of the Council for the next 5 years.

138. SCALE OF ELECTION FEES AND COSTS

The Council considered the report to seek agreement to the updated Scale of Costs and to delegate future changes to uplift fees in line with Government guidance and national pay agreements to the Section 151 Officer. Councillor Keeling introduced the item.

It was proposed by Councillor Keeling and seconded by Councillor MacGregor and

RESOLVED

That the Council:

1. Apply the updated Scale of Costs (Appendix A) to District and Parish Council elections within the Teignbridge local authority area; and
2. Agree to amend the Council's Constitution to delegate approval of future changes to uplift fees in line with government guidance and national pay agreements to the Section 151 Officer.

139. COMMITTEE SEAT ALLOCATION

The Council considered the report in accordance with the Local Government and Housing Act 1989, to seek approval of the Committee seat allocations as result of the Kenn Valley by-election on Thursday 9th October 2025.

Councillor MacGregor spoke to this item regarding the legal implications and Section 17 of the Act. The Democratic Services Manager and Deputy Monitoring Officer responded orally to this.

It was proposed by Councillor Keeling and seconded by Councillor Palethorpe and

RESOLVED

That the Council:

1. Approve the Committee seat allocations as set out in the Appendix.
2. Asks Group Leaders to advise the Democratic Services Manager of any changes required to Committee Membership within 24 hours of the change occurring.

140. RECOMMENDATION FROM THE APPOINTMENTS AND REMUNERATION COMMITTEE - APPOINTMENT OF SECTION 151 OFFICER

The Council considered the recommendation from the Appointments and Remuneration Committee from its meeting on 1st September 2025.

It was proposed by Councillor Bullivant and seconded by Councillor Radford and

RESOLVED

That the Head of Financial Services and Audit is appointed as the Section 151 Officer to cover the period from the retirement of the current post holder and to the appointment of their successor.

141. RECOMMENDATION FROM THE EXECUTIVE - 2024/25 DRAFT FINAL ACCOUNTS AND TREASURY MANAGEMENT

The Council considered the recommendation from the Executive at its meeting on 9th September 2025 and noted the Draft Treasury Management results for 2024/25.

142. RECOMMENDATION FROM THE LICENSING AND REGULATORY COMMITTEE - STATEMENT OF LICENSING POLICY

The Council considered the recommendation from the Licensing and Regulatory Committee at its meeting on 14th October 2025 to approve the Statement of Licensing Policy.

Councillor MacGregor spoke to this item in relation to service level agreements with stakeholders and service users.

It was proposed by Councillor Hayes, seconded by Councillor Radford and

RESOLVED

That the Council approves the Statement of Licensing Policy.

143. SHERBORNE HOUSE CAR PARK PROJECT, NEWTON ABBOT - APPROVAL TO AWARD CONSTRUCTION CONTRACT

The Council considered the report to seek Members' agreement to progress the Sherborne House car park affordable housing project into construction, and to request delegated authority to enter into a building contract provided that the financial condition is met.

Sherborne House Car Park is a council-owned brownfield site, located in Newton Abbot town centre. Historically this was the location of a bus station. More recently the land has been used for private car parking. The site is now vacant awaiting redevelopment.

On 29 November 2022 Full Council agreed to progress the site to a submitted planning application as part of the Teignbridge 100 housing development programme. Planning permission (reference: 23/01897/MAJ) was granted, on 23 August 2024, to provide "23 dwellings including outside amenity space" on the Sherborne House Car Park site.

On 4 November 2024 the Executive agreed to progress the project to a stage where the proposed development could be put out to tender.

Councillor Buscombe introduced the report and gave an overview of the project, highlighting the types of dwellings and their energy efficiency and the financial elements of the project. Particular attention was drawn to the brownfield site and the provision of one and two bed accommodation.

Councillor Bullivant spoke against the project on the financial elements and length of time to build the project as opposed to buying open market properties.

Councillors MacGregor, Wrigley, Hook, Sanders and Swain spoke in support of the project, thanking Councillor Buscombe and the Housing Team, highlighting the involvement of Shadow Executive Members and drawing attention to the project reducing waiting lists for social housing, the energy efficient home, that it is on a brownfield site, the provision of accommodation and opportunities for downsizing.

Councillors Rogers and Mullone asked for further clarification on the funding arrangements with Homes England with Councillor Rogers asking additionally about the Council's approach to promoting downsizing of properties. Officers responded to these points orally, stating that grants would be applied for if the project was approved and that these homes would be attractive for those seeking to downsize and the Council would work to facilitate this.

Councillor Atkins asked for clarification on the public notice of the project and preferred contractor. Officers responded to this point orally highlighting the Council's procurement policy.

Councillor Hall asked for clarification on the value of the current site.

**144. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 -
EXCLUSION OF PRESS AND PUBLIC**

It was proposed by the Leader Councillor Keeling, seconded by Councillor Rogers and

RESOLVED

The press and public be excluded from the meeting for the following items of business under Section 100(A)(4) of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Schedule 12A of the Act.

**145. SHERBORNE HOUSE CAR PARK PROJECT, NEWTON ABBOT -
APPROVAL TO AWARD CONSTRUCTION CONTRACT**

In response to Member questions, advice was given on the value of the land, the contract and tender procedure.

Councillor M Smith left the meeting.
Councillor Keeling left the meeting.

Following the conclusion of the discussion on the report it was proposed by Councillor Palethorpe, seconded by Councillor Sanders and

RESOLVED

That the press and public be re-admitted to the meeting.

It was proposed by Councillor Buscombe, seconded by Councillor Jackman and

RESOLVED

That the Council:

1. Approve the Sherborne House car park project for the design and construction of twenty-three Social Rented flats, associated infrastructure and external works.
2. Approve the update of this project within the Capital Programme and accordingly to increase the Capital Programme and allocation of expenditure for the project to £7,243,317.
3. Authorise the Director of Customer Experience & Transformation, in consultation with the Executive Member for Housing and Homelessness and the Chief Finance Officer and following the determination of the grant applications set out in the report, to enter into the contract for the development with Nevada Construction provided that the project achieves a minimum 1% return on the Council borrowing.

Councillor R Steemson
Chair